

MINUTES OF THE CITY COUNCIL

CITY OF AUSTIN, TEXAS

Regular Meeting

July 23, 1964
10:00 A.M.

Council Chamber, City Hall

The meeting was called to order with Mayor Palmer presiding.

Roll call:

Present: Councilmen LaRue, Long, Shanks, White, Mayor Palmer
Absent: None

Present also: W. T. Williams, Jr., City Manager; Doren R. Eskew, City Attorney; Reuben Rountree, Jr., Director of Public Works; Robert A. Miles, Chief of Police

MR. ED WROE, JR., Vice President of the Chamber of Commerce, read in behalf of Dan Crowley, President, the following resolution adopted by the Chamber of Commerce:

"RESOLUTION

"WHEREAS, the City of Austin, its citizens and business leaders have been engaged in a program to increase the economic growth of our community; and

"WHEREAS, these efforts have resulted in our city consistently leading other Texas metropolitan areas in economic growth factors; and

"WHEREAS, it is the desire of our City, its citizens and business leaders to continue this stable economic growth; and

"WHEREAS, growth in population and construction in residential, commercial and industrial properties results in needs for new municipal services for these increases; and

"WHEREAS, such growth also results in new properties added to our City's tax rolls and reduces the need for increases in our present tax structure;

"THEREFORE BE IT RESOLVED BY THE AUSTIN CHAMBER OF COMMERCE

THAT the officers and directors acting for the membership of said Chamber of Commerce hereby give their full and complete endorsement and support to the proposed bond issue by the City of Austin on August 22, 1964."

The Mayor stated the Council was delighted to have that endorsement, as well as that from the banking institutions and the Planning Commission. The growth of the City has been good, healthy and stable; and to keep up with this growth, it is necessary to have this bond program.

Councilman LaRue moved that the Minutes of the Meeting of July 9, 1964, be approved. The motion, seconded by Councilman Long, carried by the following vote:

Ayes: Councilmen LaRue, Long, Shanks, White, Mayor Palmer
Noes: None

Mayor Palmer introduced the following ordinance:

AN ORDINANCE PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF AUSTIN AND THE ANNEXATION OF CERTAIN ADDITIONAL TERRITORY CONSISTING OF 9.06 ACRES OF LAND, SAME BEING OUT OF AND A PART OF THE JAMES P. WALLACE SURVEY NO. 57, IN TRAVIS COUNTY, TEXAS; WHICH SAID ADDITIONAL TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF AUSTIN, IN PARTICULARS STATED IN THE ORDINANCE.
(Colony North, Section 1)

Councilman LaRue moved that the ordinance be published in accordance with Article 1, Section 6 of the Charter of the City of Austin and set for public hearing at 10:30 A.M., August 6, 1964. The motion, seconded by Councilman Long, carried by the following vote:

Ayes: Councilmen LaRue, Long, Shanks, White, Mayor Palmer
Noes: None

Mayor Palmer introduced the following ordinance:

AN ORDINANCE PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF AUSTIN AND THE ANNEXATION OF CERTAIN ADDITIONAL TERRITORY CONSISTING OF 13.18 ACRES OF LAND, SAME BEING OUT OF AND A PART OF THE JAMES P. WALLACE SURVEY NUMBER 18 IN TRAVIS COUNTY, TEXAS; WHICH SAID ADDITIONAL TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF AUSTIN, IN PARTICULARS STATED IN THE ORDINANCE.
(Northwest Terrace, Section 1)

Councilman LaRue moved that the ordinance be published in accordance with Article 1, Section 6 of the Charter of the City of Austin and set for public hearing at 10:30 A.M., August 6, 1964. The motion, seconded by Councilman Long, carried by the following vote:

Ayes: Councilmen LaRue, Long, Shanks, White, Mayor Palmer
Noes: None

The Mayor announced the hearing was opened on the ordinances annexing WESTOVER HILLS, SECTION 2, NORTHWEST HILLS MESA OAKS, PHASE 1-A; WESTERN TRAILS ESTATES and WESTERN TRAILS, SECTION 9. No one appeared to be heard. Councilman Long moved that the hearing be closed. The motion, seconded by Councilman Shanks, carried by the following vote:

Ayes: Councilmen LaRue, Long, Shanks, White, Mayor Palmer
Noes: None

Mayor Palmer brought up the following ordinance for its first reading:

AN ORDINANCE PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF AUSTIN AND THE ANNEXATION OF CERTAIN ADDITIONAL TERRITORY CONSISTING OF (A) 47.97 ACRES OF LAND OUT OF THE JAMES P. WALLACE SURVEY NO. 18, AND (B) 0.77 OF ONE ACRE OF LAND OUT OF THE T. J. CHAMBERS GRANT, IN TRAVIS COUNTY, TEXAS; WHICH ADDITIONAL TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF AUSTIN, IN PARTICULARS STATED IN THE ORDINANCE. (Westover Hills, Sec. 2 and Northwest Hills Mesa Oaks, Phase 1-A)

The ordinance was read the first time and Councilman Long moved that the rule be suspended and the ordinance passed to its second reading. The motion, seconded by Councilman Shanks, carried by the following vote:

Ayes: Councilmen LaRue, Long, Shanks, White, Mayor Palmer
Noes: None

The ordinance was read the second time and Councilman Long moved that the ordinance be passed to its third reading. The motion, seconded by Councilman Shanks, carried by the following vote:

Ayes: Councilmen LaRue, Long, Shanks, White, Mayor Palmer
Noes: None

Mayor Palmer brought up the following ordinance for its first reading:

AN ORDINANCE PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF AUSTIN AND THE ANNEXATION OF CERTAIN ADDITIONAL TERRITORY CONSISTING OF (A) 39.33 ACRES OF LAND, SAME BEING OUT OF AND A PART OF THE JAMES TRAMMEL SURVEY NO. 4, AND (B) 4.27 ACRES OF LAND, SAME BEING OUT OF AND A PART OF THE JAMES TRAMMEL SURVEY NO. 4, IN TRAVIS COUNTY, TEXAS; WHICH SAID ADDITIONAL TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF AUSTIN, IN PARTICULARS STATED IN THE ORDINANCE. (Western Trails Estates and unplatted land; Western Trails, Section 9)

The ordinance was read the first time and Councilman Long moved that the rule be suspended and the ordinance passed to its second reading. The motion, seconded by Councilman Shanks, carried by the following vote:

Ayes: Councilmen LaRue, Long, Shanks, White, Mayor Palmer
Noes: None

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lowest and best bid therefor, and the acceptance of such bid has been recommended by the Director of Water and Sewer Department of the City of Austin, and by the City Manager; Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

That the bid of Walter W. Schmidt, in the sum of \$5,368.90, be and the same is hereby accepted, and that W. T. Williams, Jr., City Manager of the City of Austin, be and he is hereby authorized to execute a contract, on behalf of the City, with Walter W. Schmidt.

The motion, seconded by Councilman White, carried by the following vote:
Ayes: Councilmen LaRue, Long, Shanks, White, Mayor Palmer
Noes: None

The City Manager submitted the following:

"July 21, 1964

"MEMORANDUM TO: Mr. W. T. Williams, Jr.
City Manager

FROM : A. H. Ullrich, Superintendent
Water and Sewage Treatment

SUBJECT: Tabulation of bids received for the construction of Sludge
Handling Facilities at Water Treatment Plant No. 2, 3500 West
35th Street. Bids were received and opened at 2:00 P.M. on
Tuesday, July 21, 1964.

BID TABULATION:

<u>Bidder</u>	<u>Amount Bid</u>	<u>Time (Calendar Days)</u>
J. C. Evans Construction Company, Inc. Austin, Texas	<u>\$72,743.00</u>	165
W. D. Anderson Company Austin, Texas	74,619.00	220
J. C. Peterson Construction Company Austin, Texas	77,400.00	150
Maufrais Brothers, Inc. Austin, Texas	78,000.00	180
C. & H. Construction Company Austin, Texas	86,839.00	180

"All bidders submitted bid bonds in the amount of 5% of amount bid or greater, as specified.

"RECOMMENDATION:

It is my recommendation that the contract for the subject project be awarded to the J. C. Evans Construction Company, Inc., Austin Texas on their low bid of \$72,743.00.

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The ordinance was read the second time and Councilman Long moved that the ordinance be passed to its third reading. The motion, seconded by Councilman Shanks, carried by the following vote:

Ayes: Councilmen LaRue, Long, Shanks, White, Mayor Palmer
Noes: None

The City Manager submitted the following:

"June 26, 1964

"W. T. Williams, Jr.
City Manager
Austin, Texas

"Dear Mr. Williams:

"Sealed bids were received until 2:00 P.M., Tuesday, June 23, 1964, at the office of the Director of the Water and Sewer Department for the construction of Sanitary Sewer mains in LAVACA AND WEST 12TH STREET. The purpose of this construction is to clear the building site for the Lumbermen's Investment Corporation. The bids were publicly opened and read in the Second Floor Conference Room, Municipal Building, Austin, Texas.

"The following is a tabulation of bids received:

<u>"Firm</u>	<u>Amount</u>	<u>Working Days</u>
Walter W. Schmidt	\$5,368.90	30
Ford-Wehmeyer, Incorporated	5,619.40	25
Bland Construction Company	5,914.00	60
Bill Tabor Construction Company	6,683.33	35
Capitol City Utilities	7,722.70	25
City of Austin (Estimate)	4,990.00	

"It is recommended that the contract be awarded to Walter W. Schmidt on his low bid of \$5,368.90 with 30 working days.

"Yours truly,
s/ Rodger H. White
Rodger H. White, Acting Superintendent
Sanitary Sewer Division
s/ Victor R. Schmidt, Jr.
Victor R. Schmidt, Jr., Director
Water and Sewer Department"

Councilman Long offered the following resolution and moved its adoption:

(RESOLUTION)

WHEREAS, bids were received by the City of Austin on June 23, 1964, for the construction of sanitary sewer mains in Lavaca and West 12th Street; and,

WHEREAS, the bid of Walter W. Schmidt, in the sum of \$5,368.90, was the

"Supplementary Data and Information"

Construction of the subject project is included in the current Capital Improvements Budget.

The plans and specifications for the project were prepared by the Construction Engineering Division. The estimated cost of the work covered by this contract was \$64,000.00.

"Respectfully submitted,
s/ A. H. Ullrich
A. H. Ullrich"

Councilman Long offered the following resolution and moved its adoption:

(RESOLUTION)

WHEREAS, bids were received by the City of Austin on July 21, 1964, for the construction of sludge handling facilities at Water Treatment Plant No. 2, 3500 West 35th Street; and,

WHEREAS, the bid of J. C. Evans Construction Company, Inc., in the sum of \$72,743.00, was the lowest and best bid therefor, and the acceptance of such bid has been recommended by the Superintendent of Water and Sewage Treatment of the City of Austin, and by the City Manager; Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

That the bid of J. C. Evans Construction Company, Inc., in the sum of \$72,743.00, be and the same is hereby accepted, and that W. T. Williams, Jr., City Manager of the City of Austin, be and he is hereby authorized to execute a contract, on behalf of the City, with J. C. Evans Construction Company, Inc.

The motion, seconded by Councilman White, carried by the following vote:
Ayes: Councilmen LaRue, Long, Shanks, White, Mayor Palmer
Noes: None

Mayor Palmer introduced the following ordinance:

AN ORDINANCE ORDERING A CHANGE IN USE AND HEIGHT AND AREA AND CHANGING THE USE AND HEIGHT AND AREA MAPS ACCOMPANYING CHAPTER 39 OF THE AUSTIN CITY CODE OF 1954 AS FOLLOWS:

- (1) (A) LOT NO. 7, BLOCK NO. 7, SILVERTON HEIGHTS, AND
- (B) LOT NO. 6, BLOCK NO. 7, SILVERTON HEIGHTS, FROM "A" RESIDENCE DISTRICT TO "GR" GENERAL RETAIL DISTRICT;
- (2) (A) A 0.52 ACRE TRACT OF LAND, LOCALLY KNOWN AS 2700-2704 MANOR ROAD AND 3101-3103 WALNUT AVENUE, AND
- (B) TRACT 1: A 0.48 ACRE TRACT OF LAND, LOCALLY KNOWN AS 2608-2612 MANOR ROAD AND 3100-3104 WALNUT AVENUE, AND TRACT 2: LOT 1 AND SOUTH 55 FEET OF LOT 2, A. N. McQUOWN SUBDIVISION, LOCALLY KNOWN AS 2706-2710 MANOR ROAD AND 3200-3202 LARRY LANE, FROM "A" RESIDENCE DISTRICT AND FIRST HEIGHT AND AREA DISTRICT TO "B" RESIDENCE DISTRICT AND SECOND HEIGHT AND AREA DISTRICT; (3) A 3.13 ACRE TRACT OF LAND, LOCALLY KNOWN AS 2100-2116 SOUTH 5TH STREET AND

1001-1013 BRODIE STREET, FROM "A" RESIDENCE DISTRICT TO "B" RESIDENCE DISTRICT; (4) LOTS NOS. 4, 5 AND 6, BLOCK NO. 1, LA PRELIE PLACE, FROM "C" COMMERCIAL DISTRICT TO "C-1" COMMERCIAL DISTRICT; (5) A 0.56 ACRE TRACT OF LAND LOCALLY KNOWN AS REAR OF 7019-7109 LAMAR BOULEVARD AND REAR OF 6946-6970 AIRPORT BOULEVARD FROM "D" INDUSTRIAL TO "C-1" COMMERCIAL DISTRICT; (6) A 15,500 SQUARE FOOT TRACT OF LAND, LOCALLY KNOWN AS 2705-2707 HANCOCK DRIVE, FROM "A" RESIDENCE DISTRICT TO "IR" LOCAL RETAIL DISTRICT; ALL OF SAID PROPERTY BEING SITUATED IN AUSTIN, TRAVIS COUNTY, TEXAS; AND SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS.

The ordinance was read the first time and Councilman Long moved that the rule be suspended and the ordinance passed to its second reading. The motion, seconded by Councilman LaRue, carried by the following vote:

Ayes: Councilmen LaRue, Long, Shanks, White, Mayor Palmer
Noes: None

The ordinance was read the second time and Councilman Long moved that the rule be suspended and the ordinance passed to its third reading. The motion, seconded by Councilman LaRue, carried by the following vote:

Ayes: Councilmen LaRue, Long, Shanks, White, Mayor Palmer
Noes: None

The ordinance was read the third time and Councilman Long moved that the ordinance be finally passed. The motion, seconded by Councilman LaRue, carried by the following vote:

Ayes: Councilmen LaRue, Long, Shanks, White, Mayor Palmer
Noes: None

The Mayor announced that the ordinance had been finally passed.

Mayor Palmer introduced the following ordinance:

AN ORDINANCE ORDERING A CHANGE IN USE AND CHANGING THE USE MAPS ACCOMPANYING CHAPTER 39 OF THE AUSTIN CITY CODE OF 1954 AS FOLLOWS: LOT NO. 15, JEFFERSON STREET ADDITION, AT 1512-1600 WEST 38TH STREET, FROM "A" RESIDENCE DISTRICT TO "O" OFFICE DISTRICT; SAID PROPERTY BEING SITUATED IN AUSTIN, TRAVIS COUNTY, TEXAS; AND SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS.

The ordinance was read the first time and Councilman LaRue moved that the rule be suspended and the ordinance passed to its second reading. The motion, seconded by Councilman Long, carried by the following vote:

Ayes: Councilmen LaRue, Long, Shanks, White, Mayor Palmer
Noes: None

The ordinance was read the second time and Councilman LaRue moved that the ordinance be passed to its third reading. The motion, seconded by Councilman

Long, carried by the following vote:

Ayes: Councilmen LaRue, Long, Shanks, White, Mayor Palmer
Noes: None

Mayor Palmer introduced the following ordinance:

AN ORDINANCE ORDERING A CHANGE IN USE AND CHANGING THE USE MAPS ACCOMPANYING CHAPTER 39 OF THE AUSTIN CITY CODE OF 1954 AS FOLLOWS: TWO TRACTS OF LAND LOCALLY KNOWN AS 3907-4015 WADFORD STREET AND 118-128 BEN WHITE BOULEVARD, FROM "A" RESIDENCE DISTRICT TO "C" COMMERCIAL DISTRICT; SAID PROPERTY BEING SITUATED IN AUSTIN, TRAVIS COUNTY, TEXAS; AND SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS.

The ordinance was read the first time and Councilman LaRue moved that the rule be suspended and the ordinance passed to its second reading. The motion, seconded by Councilman Long, carried by the following vote:

Ayes: Councilmen LaRue, Long, Shanks, White, Mayor Palmer
Noes: None

The ordinance was read the second time and Councilman LaRue moved that the ordinance be passed to its third reading. The motion, seconded by Councilman Long, carried by the following vote:

Ayes: Councilmen LaRue, Long, Shanks, White, Mayor Palmer
Noes: None

MR. FRED WERKENTHIN invited the City Council to the Sunshine Camp Awards dinner at noon today. The Mayor thanked him for the invitation expressing hope the Council would be able to meet with them.

Councilman Long moved that MR. C. T. JOHNSON be heard. The motion was seconded by Councilman LaRue, Roll call showed a unanimous vote.

MR. JOHNSON read a lengthy statement concerning monopolies and regulations of utilities; and suggested that the Council appoint a Utility or Service Commission stating there was an abundance of outstanding citizens in Austin who were qualified to serve on such a commission. His statement was there was no question but that the City of Austin had need of such a Commission to control these inflationary demands on the parts of these utilities. The Mayor thanked Mr. Johnson, stating if he would check the records, he would find where a Council which is closer to the people than a State Board would be, was just as concerned about the rates that Austin citizens have to pay as a State Commission. This was borne out by the many, many people who inquired as to how the Council negotiated a contract as it did for gas for the Power Plant and the contract is as favorable as any contract in the State of Texas today. He said the Council was looking after the public's interest in trying to effect as good a service at as reasonable price as possible from any of the utilities. He believed five members of the Council would be more concerned with what goes on in a local situation

than a State Board. Councilman Long stated she did not think Austin was large enough to bring in a local commission for this kind of thing. She said when these requests came, it would be better to bring in a rate expert and have him make a thorough study and present the case rather than have a local lay commission that might be subject to local pressure or feeling about people who operate these utilities. Councilman Shanks noted that Austin always gets under the rates that the experts have for those big cities. Mr. Johnson read figures setting out that gas was piped cheaper to Philadelphia than it is piped to cities in Texas. The Mayor stated he would like to see those figures and thanked Mr. Johnson for his interest.

The Mayor announced it was 10:30 A.M. and the hearing on amending the AUSTIN DEVELOPMENT PLAN covering the area between Anderson Lane and U.S. Highway 183 west of Burnet Road was now opened. The Director of Planning displayed a map showing the area, stating the proposed change on the Development Plan encompassed all of this area, and particular attention had been given to areas No. 1 and No. 3, which they had recommended to the Planning Commission to be changed to a residential classification. Practically all of this area is outside the city limits. Area No. 2 in which the Steck Plant is located is recommended to remain Industrial. Land values had gone up and in turn there was a potential for residential development on Tracts 1 and 3. Tract 4 between the railroad and Balcones Trail has been recommended to be changed from general industrial classification to limited industrial classification permitting wholesaling, light industry, commercial activities, etc. He stated the school had acquired an eight acre tract, and the planning of the school was on the basis that the residential area development would be limited. Instead there are about 500 lots coming into a nearby area; and as a result, there is the problem of a three or four acre neighborhood park site as an addition to the school site. Councilman Long inquired if the property owners were notified of this proposed change. The Planning Director stated areas 1 and 3 were essentially under one owner with the exception of one or two on the fringe area. The 15 or 20 property owners in the other area were not notified. Councilman Shanks inquired about the desirability of having light industrial in the area just east of a fine residential development. It was stated the boulevard would be a good division between the fine residential section up on the hill and this low flat area. MR. OSCAR HOLMES stated they were developing this residential tract, and the railroad track is high in elevation and forms a nice barrier. His interest was limited to Tract No. 1. Traffic and boulevards were discussed briefly. Councilman Shanks asked Mr. Holmes when he wanted his property to be annexed. He stated Section 1 would be ready in about six weeks. The Planning Director stated something was going to have to be worked out about the playground. The Mayor stated this would have to be determined, and the liaison officer, Councilman Shanks, could work with the schools, which will be affected by this large residential development. Councilman Long suggested that the property owners be notified individually so they would know their area was being considered for a different classification. The Planning Director stated this was not a zoning change, but the area would be designated as a limited industrial classification in the Plan. Generally the classification would correspond to "C" Commercial and "DL" Light Industrial. Mayor Palmer stated the Council wanted to look at the area in No. 4 and in addition Councilman Shanks wanted to look into the matter of land adjacent to the School. MR. HOLMES said there were four acres that could be sold for this park and school purposes, or be developed into a residential area. Councilman Long stated there was another alternate--it could be donated to the City for a park and named for Mr. Holmes.

Councilman Long moved that MR. MAURICE HALL be

heard. The motion was seconded by Councilman LaRue. Roll call showed a unanimous vote.

MR. HALL stated he wanted to approve 100% that the owners of this area be consulted.

MR. JOE B. McQUEEN thanked the Council for permitting his appearance. He said he was quite upset when he read about how "dangerous" the beautiful Lake Austin was. Having lived on the lake for 10 years he knew that Lake Austin was a fairly safe lake, as there were not a lot of accidents, and certainly it was not the most dangerous lake in the country. He met with the Navigation Board yesterday, and wanted to say that boating safety was in good hands with this Navigation Board a group of responsible people, and the recommendations they are going to make to the City Council were certainly concurred in by him. If the Council acts upon these recommendations he had nothing more to say. The Building Official announced the recommendations of the Navigation Board would be presented to the Council next Thursday.

The Recreation Director introduced MR. C. O. SMITH, JR., Superintendent of Parks, and MR. FRITZ VON OSTHOFF, Recreation Department. MR. SMITH showed plans for the development of the sand beach reserve, pointing out the most desirable location for the Fire Marshal's Office which would have a large meeting room and public restroom facilities; showing a site for a road side picnic area which would serve also the people who were passing through the City. The beach area where the Aqua Festival is held was designed for a permanent type of seating arrangement. Mr. Smith discussed the roadway pattern through the area; showed proposed development of the commercial area (the botanical garden site) and the parking site that would serve the public parking as well as the botanical gardens. Their plan for parking, instead of using sand beach area was to develop the area adjacent to the east side of the gardens. A possible beach for swimming and sun bathing was planned farther east on the shore line of the lake. There is a need in the area for swimming facilities which could be used by the children; needed also would be permanent facilities on the south bank for sail boats. Pointed out was a location for a sheltered picnic area which would seat 300 or 400 people, a play ground area, and the remainder of the area would be open spaces for more picnicking areas and recreation. Mr. Smith discussed the additional property which the City would need to acquire. On the west side of the area, Mr. Smith showed a parking area that would be used by the Aqua Festival crowds; but for the remainder of the time it could be used as practice baseball parks. The City Manager noted the baseball fields shown on the east will probably be replacements for the Police Little League Fields which now lie in the north tract of the vocational school tract. Councilman LaRue said this was a well thought out plan in his opinion, and asked about the possibility of developing the shore line to give some ready use of the area. This should be done on the shore line to take care of the large concentration of population in the particular vicinity. Mr. Smith stated one thing that had to be speeded up was the parking, as the aquatic gardens want to get into operation and it is the City's responsibility to provide the parking areas. The only area accessible now is that on the shore line although they were trying to keep the parking off the waterfront. Councilman LaRue suggested that the west side of the Stroburt tract be developed for the parking areas instead as the most valuable property is the shore line. The Mayor asked if the lessees of the Stroburt tract had seen the plan. The Recreation Director said they were very pleased with the plan, and they are anxious to get under operation. The City will have to come through with a plan to provide parking on the shore line until the additional

property is acquired. The City Attorney explained the contract, and suggested that the lessee build a road on the south side, over a bridge, and have access to their parking area. Members of the Council stated this was a beautiful overall plan. The Mayor believed a great deal of planting could be done this fall. Councilman Long thought the beach development and the little peninsula were excellent, as the people would have access to the water and could wade and swim. The Recreation Director described the planned swimming facilities. Councilman LaRue was concerned about immediate use of what they have. He suggested coming into the Holly Beach with a temporary road pushing that fill in and having a one-way wooden bridge in keeping with the terrain, and sloping, leveling and planting the Holly Beach area, and putting in tables and a water fountain or two. There would be something available for immediate use with practically no expense. The City Manager stated the grass and planting and providing of picnic areas could be done and the people of that area already have adequate access without doing the work on the south side of the lagoon. Councilman Long inquired about the timing of the bridge. It was suggested when the operators of the gardens begin their construction that they be allowed to build their bridge. Councilman Long moved that the plan be designed so that the parking would be on the east side. The motion lost for lack of a second. Discussion followed on referring this to the Town Lake Committee, and on the roadway along the sand beach. After more discussion of the plan, Councilman Shanks moved that the City Manager instruct the Recreation Director to present this plan to the Town Lake Committee and get an expression from them whereby the Council might act on this next Thursday. The motion, seconded by Councilman LaRue, carried by the following vote:

Ayes: Councilmen LaRue, Long, Shanks, White, Mayor Palmer
Noes: None

Councilman LaRue stated he would certainly like to see a plan of working on the shore line, leveling the land and getting it ready for trees and grass this fall. It could be done at a minimum of money. He asked that this also be submitted to the Town Lake Committee.

Councilman Long moved that MR. ERNEST STEWART, JR. be heard. The motion was seconded by Councilman LaRue. Roll call showed a unanimous vote.

MR. STEWART asked that all electric lines on FM 620, Marshall Ford Dam Area, Hudson Bend, Hurst Creek, and all subdivisions in the area be vacated. After lengthy discussion by Mr. Stewart, the Mayor stated the Council could not vacate this service in this area without a vote of the people according to the Charter.

Mayor Palmer brought up the following zoning application deferred from last week:

CHESTER D. BROOKS	3001-3003 East 12th St. 1197 Harvey Street	From "C" Commercial To "C-1" Commercial NOT Recommended by the Planning Commission
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The Council had before it a sketch showing the measurement of the distance between Mr. Brooks' property and the church. The City Attorney explained

in detail the manner in which measurements are required to be made. It was pointed out part of the building encroached in the street. The Mayor suggested that Mr. Brooks be shown the diagram before the Council took any action. Later in the meeting Mr. Brooks appeared before the Council.

Councilman LaRue moved that MR. CHESTER BROOKS be heard. The motion was seconded by Councilman Long. Roll call showed a unanimous vote.

MR. BROOKS stated the City came up with 269.48' instead of 301' as measured by his contractor. Mr. McGuire, who works for the City stated he would accept the contractor measurements. Another City employee measured it and said it was 304'. He said the only way this business would pay would be to have wine and beer to go. Mr. Brooks did not know about the street encroachment. He had a title guaranty, and he would check this. The Mayor asked if he would like to have this case placed on the Pending Agenda until he could check it all out with his attorneys. Mr. Brooks asked that it be held up, and the Mayor stated the Council would hold this in abeyance until Mr. Brooks had an opportunity to check with his attorney.

The Council then recessed.

RECESSED MEETING

4:00 P.M.

The City Manager showed a plot plan of the Housing Authority's 13 story high rise apartment structure for the aged to be located at Willow Street and Waller Creek, stating part of their building would be in Willow Street, which dead ends at Waller. There have never been any plans for Willow Street's extension. At the present time there is a 69 KV load line running down Willow Street, and a water and sewer line. Neches Street would also have to be vacated from 1st Street south and the drainage easement retained. The City Manager stated in addition to the relocation of the power line to the north side of the building which is along the alley between the State property and the alley, the Housing Authority will need to have Willow and Neches Streets vacated, a zoning change in the height and area district, and a waiver or some new determination on parking requirements. Councilman Shanks moved that the City Manager bring in an ordinance vacating Willow and Neches Streets. The motion, seconded by Councilman Long, carried by the following vote:

Ayes: Councilmen LaRue, Long, Shanks, White, Mayor Palmer
Noes: None

Councilman Long moved that the removal of the utilities be authorized with the Housing Authority paying for the removal. The motion, seconded by Councilman Shanks, carried by the following vote:

Ayes: Councilmen LaRue, Long, Shanks, White, Mayor Palmer
Noes: None

Councilman Shanks was interested in these occupants' having access to the Town Lake. The City Manager stated the area between the lake and the Housing Authority was City property, and these people would have access. Councilman

Shanks suggested there be some kind of an underwalk when the river road is constructed so those people could walk down to the lake with safety. The City Manager explained the plans for the river road, and its connection with a bridge across the river between Trinity and San Jacinto.

MRS. JOHN BARROW inquired if these units were connected with the units that were to be built for the negro elderly. It was stated this was being done by a separate architect. Mrs. Barrow asked if there would be trouble in making these segregated, and suggested it would be cheaper to make this a 200 unit apartment rather than building two separate apartment units.

Councilman Long inquired about the status of the purchase of the property on East 2nd Street. The City Attorney stated Mr. Wolf's property is the only piece that has not been acquired. There is a business operating at this location and they are trying to get the tenant located or relocated on the same property.

The City Manager made a report on the Fire Alarm System, stating funds were budgeted for rent on the system. The Telephone Company had failed to quote certain installation costs, which they said later would have to be paid. The Assistant City Manager stated they failed to notify the City in any of the discussions, or in any of the written information or in the presentation before the Council that the City would have to bear the cost of putting in telephone conduit to the locations from the existing lines. The cost of this installation is estimated to be \$34,000. The City Manager stated the City was to pay \$35,000 or \$36,000 a year rental; but this is an additional cost. The Assistant City Manager stated the City was already being charged one cent on the key rate for overhead lines in the downtown area. The City Manager said they understood the Insurance Commission would approve the overhead installations as satisfactory as far as a fire alarm system was concerned, where they were attached to buildings. That would necessitate the City's acquiring an easement or agreement from each owner of the building. The City Manager listed four possibilities: (1) Drop the matter; (2) Go overhead on poles in the alley; (3) Go underground through conduits from the alley out to Congress Avenue; and (4) String cable along the walls of the buildings from the alley to the Avenue. Different costs would be involved in the three alternates. He recommended against putting the poles in the alley. Councilman Shanks asked if the company admitted it was their fault this cost was not brought out. It was answered they did. The City Manager outlined one method of installing the cable along the firewalls of the buildings. Councilman Shanks said the underground plan was the best. Mayor Palmer said the proposal was made and publicly announced, and the Fire Safety Committee recommended it. Councilman Shanks suggested that the Council advise the City Manager to write the Company a letter telling them the Council expected them to perform the contract as they had presented it. Councilman White agreed. The Assistant City Manager stated the justification for affording the installation and annual rental of a telephone emergency reporting system was the reduction of four cents in the key rate charge being made to the City, and that would result in a reduction on premiums paid by the citizens of \$52,000. He said now he had been notified by an engineer in the State Insurance Commission, the savings in the premium applied only to commercial structures and not on residential. The Fire Marshal had checked with the Chief Engineer and he also was told the savings applied only to the commercial. Councilman LaRue agreed that the Company should be notified and be asked to perform. The Assistant City Manager asked if the Company should be notified to that effect. Councilman

Shanks stated that was right that they should be put on notice. Mayor Palmer suggested that the Telephone Company representatives, the Committee, and everyone get together again on this. The Assistant City Manager stated the Council considered another company that proposed an initial cost of \$300,000 and the system was the City's to maintain. The City Manager explained this financing of the Gamewell System, stating the rental on the other system would have been less had it not been for the installation cost. The Assistant City Manager stated the key rate did affect the amount of premiums; however, a much greater effect on the amount of premiums paid is the bad fire loss average over a three year period. With quicker reporting of fires, if the fire losses were reduced over a two or three year period by 50%, or even 20%, it would have a greater effect on the premium than the four cents saved on the installation of the system. After further discussion, the Assistant City Manager stated he would prepare a letter to the Telephone Company.

The Director of Planning gave a report on the status of the new zoning ordinance, stating it was 98% complete from a planning standpoint. The 12 member committee is about finished, but after the legal review, they would like to meet again for a final review. He estimated it would take three months more on this. Councilman Long stated this should be completed before next May. Councilman Shanks said the minute the ordinance was ready to submit, the Council would be ready. The Planning Director pointed out some obstacles, in that this ordinance involved a complete rezoning map, and all of the zones would be renamed; the application of the new ordinance to existing situations; and method of notification, stating notification would mean mailing 70,000 letters. He outlined some of the major changes, covering four residential districts, sale of beer to be permitted in cafes, and packaged beer could be sold in "IR" as a normal commercial product whereas it would take "GR" to sell liquor; a new apartment zone which would include row houses and town houses, and other changes. Suggestions were made as to notifications, Councilman Long stating some public service explanations on T.V., before the public hearings, would be important; as well as display ads in the papers. The City Manager suggested that areas of the City be notified of the hearings; and another suggestion was that all persons interested in one special use could be called together. Mayor Palmer suggested that sections such as off-street parking for these apartment houses and the sale of alcoholic beverages, etc. be taken out of the ordinance and acted on separately. The Planning Director told the Council he was sending a summary of the ordinance to them very shortly. The City Attorney reported he would have some definite answers to some of the initial problems within a very short time. The Mayor asked that this ordinance be pushed as fast as possible.

The Planning Director gave a report on the Workable Program, and listed the items concerned:

1. Adoption of Town Lake Plan.
2. Completion of review of the thoroughfare plan which will be finished about next January.
3. Capital improvements--no question on this.
4. Installation of radios and transmitters in the mobile units for the Building Inspection Division.
5. The key item--the preparation of the building code.
Four chapters have been adopted; twelve have been completed. It is estimated this will all be submitted to the Council in January, and demonstrable progress has been made.

6. Plumbing Code--Ten chapters are ready for the Council. This will be presented in September.
7. Fire Prevention Code--Progress is being speeded up, and the accomplishments are in good shape at this time. The various sub-committees have completed their work and are ready to submit it in a package for their overall review. This will be before the Council this fall.
8. The Zoning Ordinance has just been discussed.
9. Subdivision Ordinance--The review of the Subdivision Ordinance probably will not begin this year. If the zoning ordinance provision covering rowhouses is adopted, the subdivision ordinance would be thrown askew in one major area.
10. Increase of zoning and subdivision fees, particularly zoning fees. This would come under the zoning ordinance.
11. Status of Building Inspection Division whether it should be determined to be an independent department or continue as a division. This is the City Manager's recommendation.
12. Relocation procedure. There are two separate relocation agencies--one in Urban Renewal, and the City is responsible for the relocation program. The City Manager explained the City's responsibility covered displacement by the University; by the State government around the Capitol complex; by the City by highway construction and substandard housing.
13. Enforcement of the Housing Code, which is the one in top priority. The City Attorney stated a minimum housing code has been adopted, rigid enforcement started and well documented cases filed; and one full time inspector and another to be provided for in the budget.
14. Citizens Participation--This is second in importance. Its most important achievement is this work shop in East Austin and plans to expand such to other areas. He explained the Work Camp set up which is an area clean-up project--an expenditure of labor rather than in materials. The Montopolis area has developed quite a community facility for an educational program as well as a recreational program through the Church there. The concern of the Citizens Committee is what program the Council would assign to the Committee. The Mayor stated they wanted the Council to enlarge that Committee, five, six or seven more people. Expansion of the Committee into a few additional areas of activities could be a marked help.

Mayor Palmer stated during this interim the Planning Director should stay very close to this recertification and perhaps make a trip to Dallas to discuss with the H.H.F.A. there as to what all was under way.

Councilman Shanks moved that an ordinance like the Council had authorized setting the charge for the people who sell snow cones be drawn to cover people who sell prepackaged confections, at \$20.00. The motion, seconded by Councilman Long, carried by the following vote:

Ayes: Councilmen LaRue, Long, Shanks, White, Mayor Palmer

Noes: None

The City Attorney stated MR. HARGIS from the Health Department had some

changes he wanted to discuss with the Council. The Mayor stated this prepackaged confections section could be included in the other ordinance when it was drawn.

The Mayor referred to the report from MR. ELDRED PERRY on the Abattoir. Councilman Long moved that the lessees be authorized to spend up to \$20,000 to be paid out of the rent. The motion, seconded by Councilman Shanks, carried by the following vote:

Ayes: Councilmen LaRue, Long, Shanks, White, Mayor Palmer
Noes: None

Councilman LaRue, in this connection, asked if a letter could be obtained from Mr. Brooks outlining what had been accomplished by this expenditure. The Mayor stated they should be asked to furnish the City with proposals, bids and actual expenditures. The Assistant City Manager stated every improvement made would be approved by the City. Councilman LaRue moved that MR. FRANK BROOKS include in his letter to the Council, that on a certain date he spoke to the Inspector, and he directed certain things to be done, etc., that a letter of intent be received. The motion, seconded by Councilman Long, carried by the following vote:

Ayes: Councilmen LaRue, Long, Shanks, White, Mayor Palmer
Noes: None

The City Manager submitted a request for the Johnson Out Board Motor Company for permission to have an out board motor show to be held at the Gondolier Hotel during a demonstration in the lake along side the Hotel, on November 7th. Councilman Shanks moved that this permission be granted as outlined. The motion, seconded by Councilman Long, carried by the following vote:

Ayes: Councilmen LaRue, Long, Shanks, White, Mayor Palmer
Noes: None

The City Manager submitted a request of the Aqua Festival to vacate the necessary streets on a temporary basis on August 16th for the sports car racing. He stated an ordinance would be prepared fixing the effective date. Mayor Palmer asked that the Commodore be told the Council would require that the fence be erected as before to protect the area. The Director of Public Works stated more fencing was going to be erected. The Mayor asked that a time be set for removing the barricades. He asked also that a check be made to see if there is a ball game scheduled for this time.

The City Manager had received a letter from MRS. FAGAN DICKSON stating the Parks and Recreation Board recommended that MR. ALAN TANIGUCHI be designated as permanent architect for structures to be built on Town Lake. The City Manager stated he would assume that this architect would be engaged to review other architect's plans and tell the City if what that architect planned fit into the general plan. The City Manager stated the consultant is on a per diem basis now on those occasions when he is asked to come in and advise. Mayor Palmer

stated the Council would go into this. The Planning Director pointed out some cities had used this system and that the Zoning Ordinance came up with a strong recommendation that the Council appoint a Committee on Community Appearance as concerned city wide coverage. Councilman LaRue inquired about the cost. The Director of Public Works stated he understood the firm had proposed to do this gratis. Mayor Palmer stated the Council would study this.

The City Manager called attention to the petition about dead ending Hartford Road south of Windsor Road. The Mayor said that this should be studied.

Councilman Long inquired about the request of MR. DAVID BARROW for permission to fill in along Dry Creek, and asked if there were any urgency about this. The Director of Public Works stated Mr. Barrow reported erosion and wave action had washed the land back, and he wants to fill in. He suggested the Council should go look at this and see where Mr. Barrow is going to get the material to fill. The Mayor stated the Council would look at it.

The Council postponed the purchase of the 586' x 75' right of way off of Balcones until the following week.

The City Attorney made a report on the property on East 19th Street and Clifford Street stating the Council was interested in knowing what the probable expenditure would be in the owner's proposed construction. He reported the owner proposed to enlarge the building by 50' x 30' and he planned to spend \$7,350. It was believed the time the City would need the right of way is so far in the future that if the structure is not going to be of any more expenditure than that, the owner might be permitted to go ahead with his project. The City Attorney stated the Council's action would not exempt the property owner from complying with the off-street parking, and 15' right of way would be required on Clifford. Councilman LaRue moved that the Building Official issue a building permit. The motion, seconded by Councilman Shanks, carried by the following vote:

Ayes: Councilmen LaRue, Long, Shanks, White, Mayor Palmer

Noes: None

Councilman Long reported an unusual incident, in that a woman had purchased two lots in Memorial Park Cemetery and at the time her husband was buried there was some question as to whether or not he was buried in the right lot. Fifteen months later the City said he was not buried in the right location, and he was disinterred, and buried on the other side of the lot. Mrs. L. A. Ayers received a bill for \$150.00. It was not her mistake, and she even questioned the location at the time. Hylltin-Manor Funeral Home handled the funeral. The City Manager stated he would check into this.

Councilman Long inquired about a request from MRS. E. C. KING concerning the opening or closing of an alley behind 2710 Willow Street. The Director of Public Works stated the alley in question was in an old subdivision and ran east off of Llano Street about 98'. There is no alley provided from the end of that

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alley on over to Pleasant Valley Road. This is the alley about which Mrs. King was inquiring. There used to be an alley between Willow and Canterbury but it has been vacated, and it has three fences across it. The Director of Public Works stated he wanted to check with the five property owners about vacating the alley. Councilman Long was under the impression Mrs. King's property was on an alley, but the Director of Public Works stated there was no alley provided on the subdivision plat. Councilman Long stated when Mrs. King wanted to build a fence out there she was told she could not because of the alley. The Director of Public Works stated there was no alley provided on the Subdivision. Councilman Long inquired if he recommended vacating the portion of the alley farther down that was not open on the ground and he said he did, but he had not contacted the property owners to see if they would be willing to vacate the alley. There are no utility lines in the alley, and there are three fences built across it. Councilman Long asked him to find out about this.

Councilman Long inquired about the problem of Mrs. Golden on 3105 East 12th Street, who asked the Council to let her build on the rear of her property. There was no road back there when the Council looked at this, but there is a road there now, and all of the property in the back has been graded off, and some apartment houses are going to be constructed. The Director of Public Works stated he had talked to the Building Inspector who said Mr. Naumann had talked about the possibility of building apartment houses, but he has not been back. Councilman Long inquired if they were planning on putting the road on through there. The road would give her frontage on a street. The Director of Public Works stated the road they drove down was a private drive. The roads and drives were discussed. Mayor Palmer suggested that the Council drive back down there.

The Mayor read a letter from Mr. Joe K. Wells, Co-chairman of the Men's Division on the Bond Proposal, suggesting the following to be added on the speaking tours:

FOREST PEARSON
JITTER NOLAN
WALTER KOCH
H. C. PITTMAN
ED WROE, JR.
LEWIS BRACY

SHERMAN BIRDWELL
BILL MILSTEAD
DICK REYNOLDS
REV. ALBERT JESSE
RAYMOND FLECK
LEWIS TIMBERLAKE

BOB MUELLER
DAVE SMITH
L. D. HASKEW
JIMMIE CLAY
JAKE JACOBSEN
NEAL SPELCE

The Council informally approved this list.

There being no further business Councilman LaRue moved that the Council adjourn. The motion, seconded by Councilman White, carried by the following vote:

Ayes: Councilmen LaRue, Long, Shanks, White, Mayor Palmer
Noes: None

The Council adjourned at 6:45 P.M. subject to the call of the Mayor.

ATTEST:

Cliff Mosley
City Clerk

APPROVED

Lee E. Palmer
Mayor